



1920's detached family home within 0.22 acre plot

70 Hollin Lane, Styal, Wilmslow, Cheshire, SK9 4JJ

Leasehold



Four bedrooms • Two/three bathrooms • Three reception rooms • Dining kitchen • Utility room • Downstairs WC • Detached double garage • Landscaped gardens

Local information

Located in the heart of Styal village the property is conveniently situated 5 minutes' drive of Wilmslow town centre and Manchester International Airport. Styal is served by a railway station, a local Post Office, primary school, the popular Ship Inn, a highly regarded Golf course and the National Trust owned Quarry Bank Mill.

Styal train station offers a 9 minute service to Manchester Airport and a 35 minute service to Manchester Piccadilly whilst London Euston can be reached direct in 1 hour 51-minutes from Wilmslow train station.

About this property

Dating from 1923, this attractive gable fronted detached family home offers beautifully presented and particularly versatile accommodation, perfectly suited for a growing family. Set within a generous 0.22 acre plot adjoining open fields to the rear, there is tremendous untapped potential for extension, remodeling and further improvement (subject to the relevant consents) with a precedent set by many properties nearby.

Extending to approximately 2,675 sq ft in total, the generously proportioned accommodation is entered via an enclosed porch into a spacious hallway which provides a welcoming first impression. To the right of the hall is a cloakroom with WC and an impressive 26'6 triple aspect living room with living flame gas

fire and French doors through to the dining kitchen. To the left of the hall there are two further reception rooms; a bay fronted dining room with fireplace and a family room with useful fitted storage. The open plan dining kitchen is filled with natural light from the full length windows and French doors onto the gardens. It has recently been refitted with modern shaker style units, quartz work surfaces and a comprehensive range of integrated appliances including an AEG double electric oven with grill, an integrated microwave, fridge, dishwasher and induction hob with extractor over. Completing the ground floor accommodation is an inner hall which links the boiler room and fitted utility room with space for a washing machine and tumble dryer.

The spacious first floor galleried landing leads to four well-proportioned bedrooms, three of which benefit from fitted wardrobes. The modern family bathroom features a separate shower enclosure and bath whilst the principal bedroom benefits from en suite shower room facilities. Bedroom four benefits from a walk-in wardrobe which was once an en suite shower room suitable for re-commission.

Approached through wrought iron double gates a block paved driveway provides extensive off road parking and access to the detached double garage. To the rear the beautifully landscaped gardens enjoy a high degree of privacy and are mainly laid to lawn, defined by well stocked borders and established hedging.





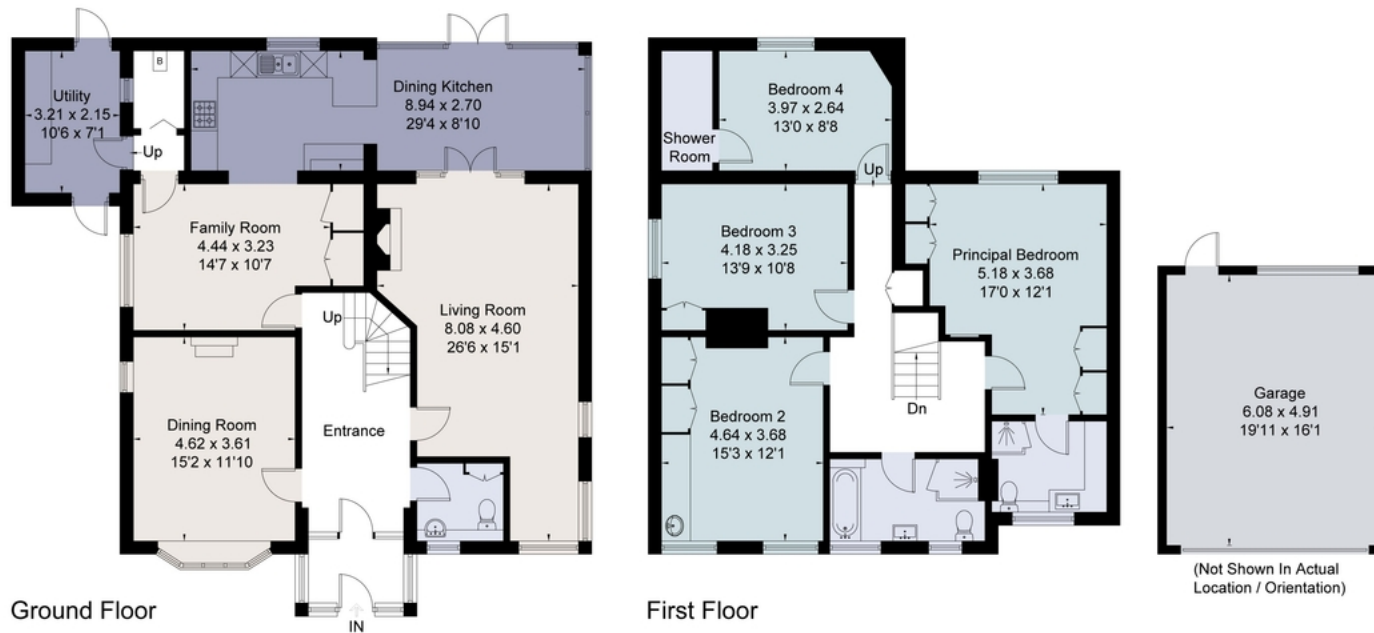
70 Hollin Lane, Styal, Wilmslow, Cheshire, SK9 4JJ
Gross internal area (approx) 218.7 sq m / 2354 sq ft
Outbuildings 29.8 sq m / 321 sq ft
Total 248.5 sq m / 2675 sq ft

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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		71	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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